

NO TRANSFER
TAX PAID

44-288

DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE
023762

THIS deed is made by **Donald L. Hallee** and **Francis L. Hallee**, Co-Personal Representatives of the Estate of Conrad P. Hallee, Deceased, Grantor, TO **Donald L. Hallee**, of Gilman, Vermont, **Francis L. Hallee** of Waterville, Maine, **Roland D. Hallee** of Waterville, Maine, and **Reginald G. Hallee** of Waterville, Maine Grantees, as Tenants in Common.

WHEREAS, the Last Will of Conrad P. Hallee, deceased, was duly admitted to probate in the Probate Court of Kennebec County, Maine; and

WHEREAS, Grantors were duly appointed Co-Personal Representatives of said estate and is now qualified and acting in said capacity; and

WHEREAS, the Grantees are determined to be the persons entitled to distribution of the hereinafter described real property, and Grantors are authorized to distribute the same to Grantees.

NOW, THEREFORE, Grantors convey, assign, transfer and release to Grantees the following described real property:

A certain lot or parcel of land with buildings thereon situated in Waterville and bounded and described as follows, to wit:

Commencing at a stone bound set in the ground in the southwesterly corner of the intersection of Kennebec Street and Green Street; thence south 46° 40' W, one hundred forty and nine tenths (140.9) feet to an iron pipe driven in the ground; thence north 43° 20' W seventy-three and two tenths (73.2) feet to an iron pipe driven in the ground; thence north 45° 59' E ninety-two and two tenths (92.2) feet to an iron pipe driven in the ground in the southerly line of Kennebec Street; thence south 76° 31' E, eighty-eight and five tenths (88.5) feet along said southerly line of Kennebec Street to the stone bound at the point of beginning. Containing eight thousand six hundred and twenty (8620) square feet, more or less, and being Lot No. 17 on plan of Lockwood Company property, drawn by E. C. Wilson, C.E., and recorded in Kennebec County Registry of Deeds in Plan Book 12, Page 63, and dated May 31, 1939.

All compass directions are computed on the true north and note on magnetic north.

Excepting and reserving to Lockwood Company, its successor and successors and assigns, all rights to maintain a sewer as it now exists over the above described lot with a right to enter at reasonable times to make necessary repairs thereto, said exception and reservation to continue as long as said sewer is used. Upon the termination of said user the said exceptions and reservations shall cease and vest in the grantees, their heirs and assigns.

Meaning and intending to convey the premises described in a deed from Anaclet L. Hallee to Conrad Hallee and Ida May Hallee dated February 12, 1970 and recorded in the Kennebec County Registry of Deeds in Book 1513, Page 248.

together with all tenants, hereditaments and appurtenances thereto belonging, but subject to easements and restrictions of record.

Dated: JUNE 18, 2001

Estate of Conrad P. Hallee

By: Donald L. Hallee
Donald L. Hallee
Co- Personal Representative

Dated: June 25, 2001

By: Francis L. Hallee
Francis L. Hallee
Co-Personal Representative

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44-288

STATE OF VERMONT
Essex, SS.Date: June 18, 2001

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared **Donald L. Hallee**, as Co-Personal Representative of the Estate of Conrad P. Hallee, deceased, to me known to be the identical person who executed the foregoing deed of distribution and acknowledged the same to be his free act and deed.

BETTY A. HALL
Notary Public, Vermont
My Commission Expires February 10, 2003

Before me,



Betty A. Hall
Notary Public

STATE OF MAINE
KENNEBEC, SS.Date: June 25, 2001

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared **Francis L. Hallee**, as Co-Personal Representative of the Estate of Conrad P. Hallee, deceased, to me known to be the identical person who executed the foregoing deed of distribution and acknowledged the same to be his free act and deed.

Before me,

Jeanne T. Moreau
Notary Public

Jeanne T. Moreau, Notary Public
State of Maine
My Commission Expires 5/11/2006



RECEIVED KENNEBEC SS.

2001 AUG 20 AM 9:00

ATTEST: Thomas Rud. Mann
REGISTER OF DEEDS